

MARIPOSA PLANNING

COUNTY OF MARIPOSA

5100 BULLION STREET • POST OFFICE BOX 2039

MARIPOSA, CALIFORNIA 95338-2039

209. 966. 5151 • FAX 209. 742. 5024

Sarah Williams, Director

swilliams@mariposacounty.org

Jessica Carey, Assistant Planner

jcarey@mariposacounty.org

October 1, 2020

Notice of Public Hearing and Intent to Adopt a Negative Declaration

Project name and number: Certificate of Compliance No. 2019-175 and Lot Line Adjustment No. 2020-053

Applicant's name: Yosemite Conservancy

Property address: 7472 & 7484 Henness Ridge Rd. and two unassigned address parcels, Yosemite West

Assessors Parcel Numbers: 006-150-0020, 006-130-0480, 006-120-0270, and 006-120-0310

PROJECT DESCRIPTION SUMMARY: Project proposes a Certificate of Compliance (COC No. 2019-175) and a four (4) Parcel Lot Line Adjustment (LLA No. 2020-053) from Yosemite Conservancy as follows:

Proposed Parcel 1 (APN 006-150-002) – Existing 31.96 acres, proposed 11.28 acres. Shown as Parcel C on Parcel Map No. 30/32, MCR dated November 2018.

Proposed Parcel 2 (APN 006-130-048) - Existing 5.2 acres (Certificate of Compliance parcel), proposed 13.59 acres Being a portion of Section 25 as described in Vol. 98, pg 547, MCOR.

Proposed Parcel 3 (APN 006-120-027) - Existing 0.26 acres, proposed 5.23 acres. Shown as Lot 271 on the map entitled “Yosemite West Unit 1” filed as Record of Survey No. 1500, MCOR dated August 1967.

Proposed Parcel 4 (APN 006-120-031) - Existing 0.23 acres, proposed 7.33 acres. Shown as Lot 275 on the map entitled “Yosemite West Unit 1” filed as Record of Survey No. 1500, MCOR dated August 1967.

The project will require a Planning Commission action. Properties are located in Yosemite West with Rural Residential zoning and are within the Residential land use designation of the Yosemite West Planning Study Area. The applicant states the purpose of the lot line adjustment is to create an access road with two ingress/egress access points and to provide access to level sites on all parcels. Existing Parcels 3 and 4 are within the Yosemite West Maintenance District boundaries, which provides water, sewer, and road maintenance. Existing and proposed Parcels 1 and 2 are not within the Yosemite West Maintenance District. The lot line adjustment will not change the district boundaries. In order for any portions of the adjusted parcels (which are not currently within the Yosemite West Maintenance District boundaries) to receive services in the future (water and/or sewer), the district boundaries would need to be amended through a separate process. This is not being proposed as part of this project.

No development is being proposed or has been proposed with this project. Any future development will be reviewed to ensure compliance with the California Environmental Quality Act and applicable regulations. Any future permitted uses and development will be reviewed through existing permitting procedures and requirements at the time a proposal is received. Permitted uses and development are typically reviewed through ministerial permits, such as building and grading permits. The lot line adjustment does not change the uses or development currently permitted by the Zoning Ordinance or General Plan.

This matter requires a public hearing and on **Friday, November 6, 2020**, the Mariposa County Planning Commission will consider **Certificate of Compliance No. 2019-175 and Lot Line Adjustment No. 2020-053**.

NOTE: DUE TO THE CURRENT COVID-19 SITUATION PHYSICAL ATTENDANCE AT THE PUBLIC HEARING MAY NOT BE POSSIBLE. IF PHYSICAL ATTENDANCE IS NOT POSSIBLE THERE ARE STILL WAYS TO PARTICIPATE IN THE MEETING. PLEASE VISIT THE PLANNING COMMISSION WEB PAGE (SEE LINK BELOW) FOR ADDITIONAL INFORMATION AS THE HEARING DATE GETS CLOSER AND FOR INSTRUCTIONS ON PUBLIC PARTICIPATION.

<http://www.mariposacounty.org/263/Planning-Commission>

Hearing Time: 9:00 a.m. or as soon thereafter as possible. The order in which projects will be heard on **Friday, November 6, 2020** will be available from this office one week prior to the hearing.

Hearing Location: Mariposa County Government Center (upper floor)
5100 Bullion Street, Mariposa California

Action: The Planning Commission will consider the adoption of a resolution adopting a Negative Declaration and approving the project with findings and conditions.

You are receiving this notice as required by State law and County code because (1) you own property within 600 feet of the subject property; (2) your property is on an easement providing access to the subject property, (3) you have previously asked us to inform you about projects associated with this property, or (4) you are an affected/reviewing state or local agency.

ENVIRONMENTAL REVIEW: Notice is hereby given that the Mariposa County Planning Department has prepared an Initial Study/proposed Negative Declaration. The Initial Study and draft Negative Declaration is available at the Mariposa County Planning Department, which can be reached at the addresses and numbers shown on the letterhead. The public review period for the Initial Study/proposed Negative Declaration ends at 5:00 p.m. on **October 30, 2020**. Those wishing to comment specifically on the Initial Study/proposed Negative Declaration must do so before 5:00 p.m. on **October 30, 2020**. Comments are to be submitted to the Planning Department by mail, fax, hand-delivery or by email at the addresses shown on the letterhead.

Written comments on the project itself may be submitted now, and at any time during the public review period up to, and including, the public portion of the public hearing time. Comments received prior to **October 25, 2020** will be included in the staff report. Comments received after that date will be copied and given to the Commission prior to the hearing. The staff report for the project will be available one week prior to the hearing. The proposed Negative Declaration and Initial Study will also be available for review at the Mariposa County Planning Department projects web page (<https://www.mariposacounty.org/DocumentCenter/Index/2923>). Should you require a physical copy of the proposed Negative Declaration and Initial Study and all documents referenced in the Initial Study contact the Mariposa County Planning Department during normal business hours.

All actions of the Planning Commission may be appealed to the Board of Supervisors in accordance with County regulations. Please be advised that any concerns or issues relating to the project must be raised during the public review process described in this notice, if those issues are to be used for the basis of an appeal or a future court challenge. If you appeal the action of the Planning Commission to the Board of Supervisors or challenge the action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Information regarding the Appeals process is available at Mariposa Planning, 209-966-5151.

For further information, contact Jessica Carey, Assistant Planner, at (209)966-5151 or by email at jcarey@mariposacounty.org.

You may also write us at P.O. Box 2039 Mariposa CA 95338 or drop by the office at 5100 Bullion Street (lower floor), Mariposa to review available information.

Sincerely,



Jessica Carey
Assistant Planner

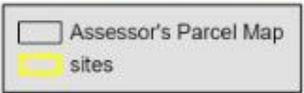
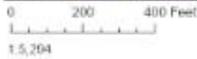
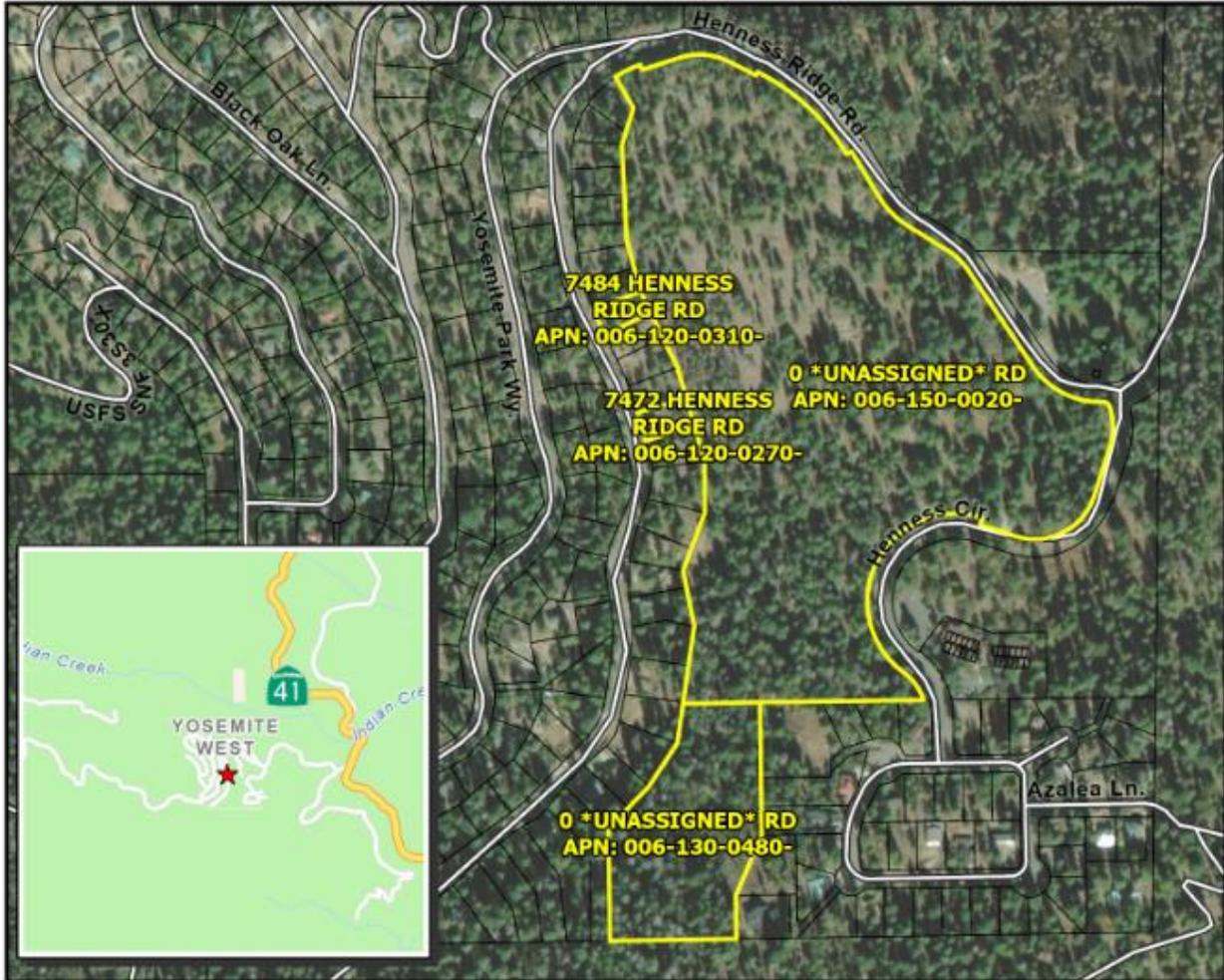
Mailed: 10/01/2020- Posted: 10/01/2020
Posting Locations: Mariposa County Clerk's Office
Mariposa County Courthouse
Mariposa County Planning Department
Yosemite West Community Board
Yosemite Valley Post Office

www.mariposacounty.org/planning

Please leave posted until 5pm November 6, 2020

Attachments:
Project Vicinity Map
Reduced Site Plan

Mariposa County Planning Department Project Vicinity Map



PROJECT TYPE: Lot Line Adjustment 2020-053

APPLICANT: Yosemite Conservancy

APN: 006-150-0020; 006-130-0480, 006-120-0270 & 006-120-0310

SITE ADDRESS: unassigned, unassigned, 7472 & 7484 Henness Ridge Road Yosemite West

Coordinate System: NAD 1983 State Plane California III FIPS 0403 Feet

Date: Tuesday, April 28, 2020

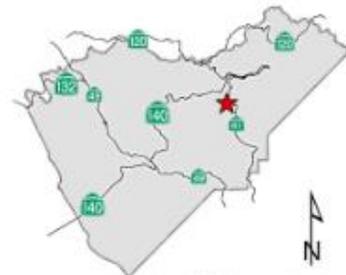
Data Source: Mariposa County Planning Department GIS

Assessor's Parcel Map Update: 3/2020

Map Credit: J.W.



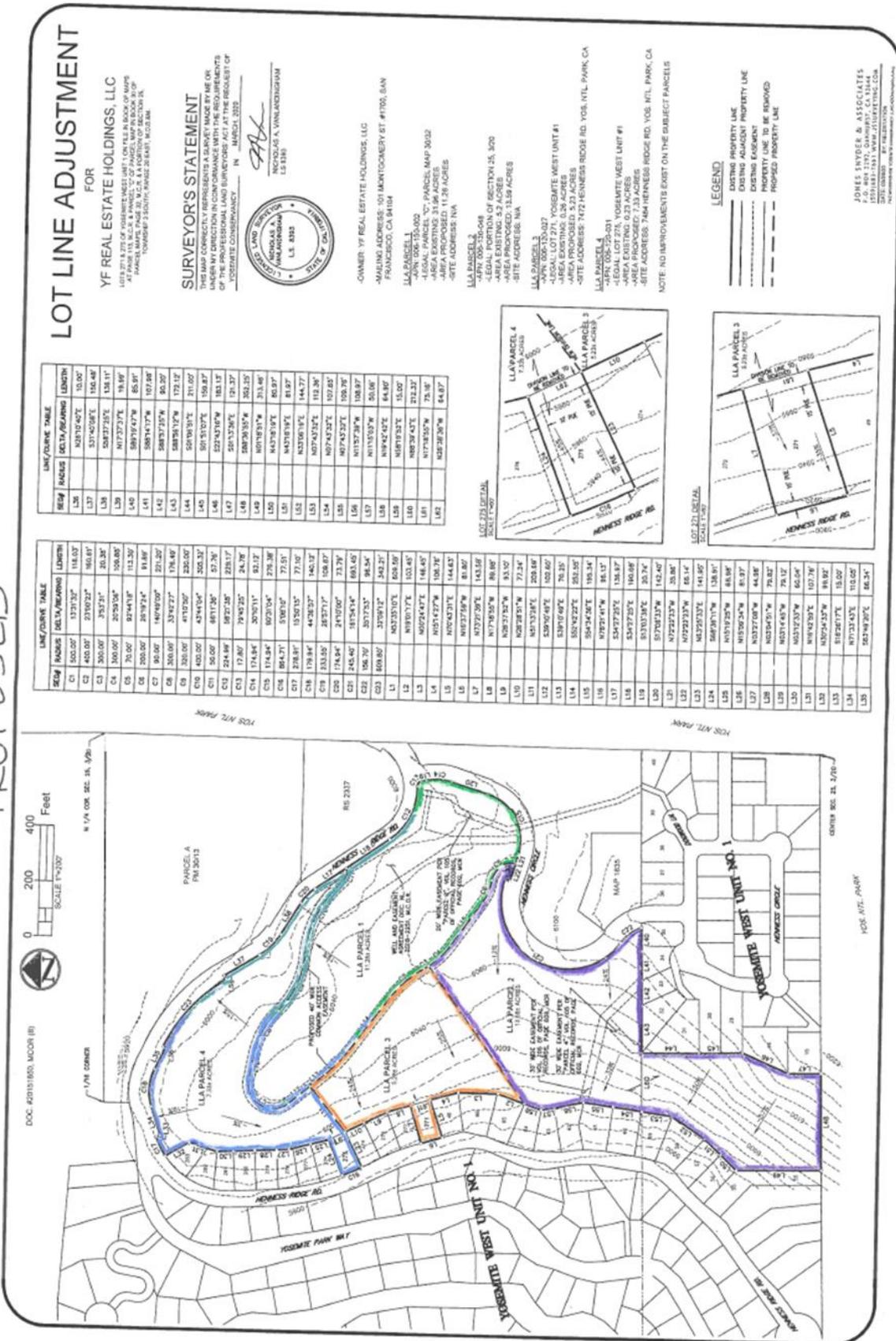
Mariposa County Planning Department
PO BOX 2039 5100 Bullion Street
Mariposa, California 95338-2039
209.966.5151 FAX 209.742.5024
mariposaplanning@mariposacounty.org
<http://www.mariposacounty.org/planning>



Mariposa County makes no warranty regarding the accuracy of the GIS or the analysis and conclusions resulting from using our GIS data.

Location in Mariposa County

PROPOSED



LOT LINE ADJUSTMENT

FOR
YF REAL ESTATE HOLDINGS, LLC
 LOT 201 & 202 OF YOSEMITE WEST UNIT 1 ON FILE IN BOOK 9 OF
 PARCEL MAPS, PAGE 28, M.C.B., L.A. COUNTY, MAP IN BOOK 9 OF
 PARCEL MAPS, PAGE 28, M.C.B., L.A. COUNTY, MAP IN BOOK 9 OF
 PARCEL MAPS, PAGE 28, M.C.B., L.A. COUNTY, MAP IN BOOK 9 OF

SURVEYOR'S STATEMENT
 THIS MAP SHOWS THE RESULTS OF A SURVEY MADE BY ME OR
 UNDER MY DIRECTION IN CONFORMANCE WITH THE PROVISIONS
 OF THE PROFESSIONAL LAND SURVEYORS ACT AT THE REQUEST OF
 YOSEMITE CONSERVANCY IN MARCH, 2020.



OWNER: YF REAL ESTATE HOLDINGS, LLC
 ADDRESS: 501 MONTGOMERY ST. #1100, SAN
 FRANCISCO, CA 94104

LLA PARCEL 1
 -LEGAL PARCEL "A"
 -AREA EXISTING 31.96 ACRES
 -AREA PROPOSED 11.29 ACRES
 -SITE ADDRESS: N/A

LLA PARCEL 2
 -LEGAL PORTION OF SECTION 25, 202
 -AREA EXISTING: 5.2 ACRES
 -SITE PROPOSED: 13.9 ACRES

LLA PARCEL 3
 -LEGAL LOT 271, YOSEMITE WEST UNIT #1
 -AREA EXISTING: 0.28 ACRES
 -AREA PROPOSED: 5.23 ACRES
 -SITE ADDRESS: 172 HENNESSY RIDGE RD, YOS. WTL. PARK, CA

LLA PARCEL 4
 -LEGAL LOT 271, YOSEMITE WEST UNIT #1
 -AREA EXISTING: 0.23 ACRES
 -AREA PROPOSED: 7.33 ACRES
 -SITE ADDRESS: 744 HENNESSY RIDGE RD, YOS. WTL. PARK, CA

NOTE: NO IMPROVEMENTS EXIST ON THE SUBJECT PARCELS

LEGEND

- SOLID PROPERTY LINE
- DOTTED PROPERTY LINE
- DASHED PROPERTY LINE
- DOTTED EASEMENT
- PROPERTY LINE TO BE REMOVED
- PROPOSED PROPERTY LINE

JONES FINNELL & ASSOCIATES
 P.O. BOX 1702, OAKLAND, CALIFORNIA 94612
 (916) 831-1500 WWW.JFINNELL.COM
 BY: REGISTRATION
 12/15/2020

LINE/CHAIN TABLE	NEW RADIUS	DELTA/BEARING	LENGTH
L26	500.00'	S73°12'30"	10.20'
L27	500.00'	S73°12'30"	10.20'
L28	500.00'	S73°12'30"	10.20'
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